091.0	0002	0022.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,800 /	891,800
					USE VALUE:	891,800 /	891,800
					ASSESSED:	891,800 /	891,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEAR MELANIE & SADKIN WILLIAM
Owner 2:	
Owner 3:	
Street 1:	23 YERXA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOYON CHRISTOPHER J--ETAL -
Owner 2:	DOYON KIMBERLY M -
Street 1:	23 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .221 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Clapboard Exterior and 2610 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9622.000	395,700		496,100	891,800
Total Card	0.221	395,700		496,100	891,800
Total Parcel	0.221	395,700		496,100	891,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.69 /Parcel: 341.69

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 58555

GIS Ref

GIS Ref

Insp Date 11/20/18

!7391!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0022.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,700	0	9,622.	496,100	891,800		Year end	12/23/2021
2021	101	FV	383,700	0	9,622.	496,100	879,800		Year End Roll	12/10/2020
2020	101	FV	383,700	0	9,622.	496,100	879,800	879,800	Year End Roll	12/18/2019
2019	101	FV	298,100	0	9,622.	503,100	801,200	801,200	Year End Roll	1/3/2019
2018	101	FV	298,100	0	9,622.	375,600	673,700	673,700	Year End Roll	12/20/2017
2017	101	FV	298,100	0	9,622.	340,200	638,300	638,300	Year End Roll	1/3/2017
2016	101	FV	298,100	0	9,622.	326,000	624,100	624,100	Year End	1/4/2016
2015	101	FV	279,700	0	9,622.	276,400	556,100	556,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:29:50

LAST REV

Date	Time
07/11/19	14:59:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYON CHRISTOPH	64218-37		9/11/2014		705,800	No	No		
EAGAN MARGARET	21740-306		2/5/1992		135,000	No	No		A

USER DEFINED

Prior Id # 1:	58555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2014	1410	Redo Kit	25,000					Replace kitchen ca
5/25/2010	475	Re-Roof	6,500					
10/17/1994	547	Manual	2,500					SIDING
9/11/1992	429	Manual	2,500					REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
12/7/2008	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	276	PATRIOT
3/13/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9622		Sq. Ft.	Site		0	70.	0.74	5									496,062						496,100	

Total AC/HA:	0.22089	Total SF/SM:	9622	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	496,062	Spl Credit		Total:	496,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15287352
Const Adj.:	0.99989998
Adj $ / SQ:	149.859
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486111
Depreciation:	90417
Depreciated Total:	395694

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

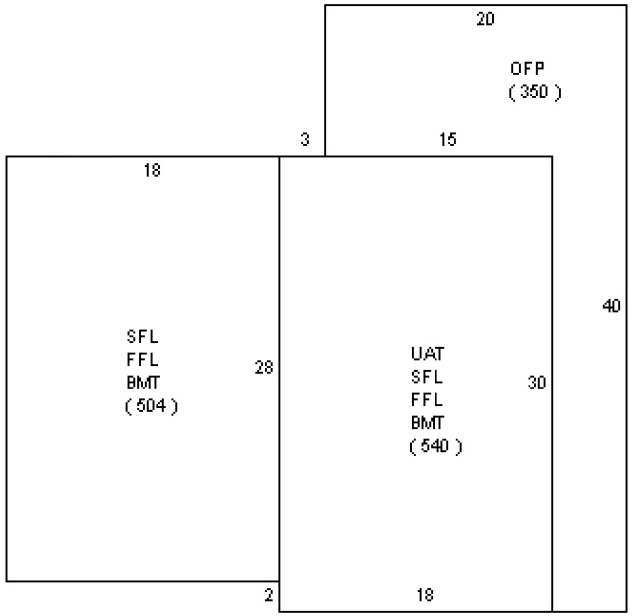
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.86
Special Features:	0	Val/Su Net:	109.40
Final Total:	395700	Val/Su SzAd	189.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	59.570	62,190
FFL	First Floor	1,044	149.860	156,452
SFL	Second Floor	1,044	149.860	156,452
OFP	Open Porch	350	21.210	7,424
UAT	Upper Attic	135	59.940	8,092

Net Sketched Area:	3,617			Total:	390,610
Size Ad	2088	Gross Area	4022	FinArea	2610

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	GD	1999	0.00	T	12	101						
2	Frame Shed	D	Y	1	8X8	A	GD	1994	0.00	T	15	101						

PARCEL ID

091.0-0002-0022.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	